

Presented by:
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North Vancouver, VNVCV (Calverhall)
1063 ADDERLEY ST

MLS # V771122

Residential Detached
Active



List Price: \$799,900

Complex/Subdiv: V7L 1T4
 Postal Code: V7L 1T4
 Frontage: 50.00 ft
 Depth/Size: 140
 Lot Area SqFt: 7,000
 Rear Yard Exp: Southeast
 Meas Type: Feet
 Flood Plain:
 Serv. Connected: Electricity / Natural Gas / Sanitary Sewer / Water
 View: Yes- CAPITAL HILL, BRIDGE & INLET
 Type: HOUSE
 Approx Yr Blt: 1952
 Age at List Date: 57
 Zoning: RS1
 Taxes: \$4,495 /2009
 If New GST Incl:
 Occupancy: Owner

Style of Home: 2 Storey	Total Parking: 4	Covered Parking: 3
Construction: Frame - Wood	Parking Access: Lane	
Foundation: Concrete Perimeter	Parking Facilities: Carport; Single / Garage; Double / RV Parking Avail.	
Exterior: Stucco	Dist to Public Trans: 1 BLK	Dist to School Bus: 6 BLKS
Rainscreen: No	Possession:	
Type of Roof: Asphalt	Title to Land: Freehold NonStrata	
Renovations: Partly	Reno Year:	
Flooring: Hardwood/ Tile / Wall/Wall/Mixed	Seller's Interest: Registered Owner /	
Water Supply: City/Municipal	Mortgage Info: 0 /	
Heat/Fuel: Forced Air / Natural Gas	Property Disclosure: Y	
No. of Fireplaces: 1	R/I Fireplaces:	
Fireplace Fuel: Wood	Roughed in Plumb: Y	
Outdoor Area: Fenced Yard / Patio(s) & Deck(s)	Fixtures Leas: No	
Pad Rental:	Fixt Removed: No	
Out Buildings:		

Legal: PL 2406 LT 6 BLK 31 DL 553
 Amenities:
 Features Incl: Clothes Washer/Dryer / Clothes Washer/Dryer/Fridge/Stove/DW
 Site Influences: Central Location / Lane Access / Paved Road / Private Yard / Recreation Nearby / Shopping Nearby
 PID: 013-788-752

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	19' X 11'9	Below	Bedroom	11' X 10'6			X
Main F.	Dining	11'6 X 11'	Below	Laundry	11'6 X 10'9			X
Main F.	Kitchen	13'5 X 10'	Below	Storage	10' X 3'4			X
Main F.	Eating Area	9'6 X 6'6			X			X
Main F.	Master Bedroom	13'5 X 11'5			X			X
Main F.	Bedroom	13'10 X 11'8			X			X
Main F.	Entrance Hall	10' X 5'			X			X
Below	Recreation Room	27' X 11'9			X			X
Below	Office	12' X 9'			X			
Below	Bedroom	12' X 10'4			X			

Floor Area (SqF)		Total # Rooms: 13		Bathrooms	
Main Floor Area SqFt:	1,275	# Kitchens:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	Finished Levels:	2	2	4 Piece; Ensuite: N; Level: Below
Finished Floor Down:	1,275	Crawl/Bsmt Height:		3	
Finished Floor Bsmt SqFt:	0	Basement Area:	Full	4	
Total Finished Floor SqFt:	2,550	Suite:	None	5	
Unfinished Floor:	0			6	
Grand Total Floor Area:	2,550			7	
				8	

Listing Broker(s): Prudential Sussex Realty

Sophisticated decor and quality finishing makes this view home a winner. Features include: oak floors throughout, large rooms, French doors, newish kitchen with granite counters. Down was a 2 bedroom suite, kitchen gone but hook ups all in the wall ready for a new IKEA kitchen, 2nd laundry still there, new deck, fenced and landscaped yard, huge double garage with heat and power (rents \$400/mo) and a carport.